

STAFF REPORT

January 4, 2001

PLAT #00PL131 - Final Plat

ITEM 32

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	PLAT #00PL131 - Final Plat
LEGAL DESCRIPTION	Tract B of Meadow View Subdivision formerly the unplatted portion of the NW1/4NW1/4NE1/4 of Section 26, T1N, R7E, B.H.M., Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.6 Acres
LOCATION	1/2 mile east of the intersection of U.S. Highway 16 and Catron Boulevard
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District (PRD)
East:	No Use District
West:	Low Density Residential (County)
PUBLIC UTILITIES	None
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Final Plat be continued to the January 25, 2001 Planning Commission meeting to allow the petitioner time to submit the additional required information.

GENERAL COMMENTS: This proposed plat will plat 5.6 acres of an unplatted portion of property located along Catron Boulevard into Tract B. The northerly boundary of this proposed plat is currently section line right-of-way. This plat proposes to vacate that section line right-of-way. On June 1, 1998 the City Council approved a resolution annexing this property into the corporate limits of the City of Rapid City.

STAFF REVIEW:

Access: Proposed Tract B is characterized by steep slopes along the highway while the readily developable portion of the tract is further to the north on top of a hill. The only access currently to this developable portion of the property is located off of Catron Boulevard near the western edge of the property. Staff is recommending that this forty foot wide access be allowed to remain but that the remainder of the frontage on the highway be dedicated as a

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non-access easement. In 1987 the City of Rapid City adopted a land use plan for the South Truck Route as an amendment to the Comprehensive Plan. This plan stated that existing accesses onto U.S. Highway 16B west of Fifth Street were allowed to remain as long as they did not conflict with proposed land uses. The South Dakota Department of Transportation has indicated that an approach permit will be required prior to development of this property to evaluate the access location and the potential need for an eastbound left turn lane.

Easements: The Engineering Division has noted that an access easement must be shown on the plat to provide access through proposed Tract B to the tracts located to the north and west of the subject property. The Engineering Division has also noted that although not a platting requirement, a complete drainage plan must be submitted prior to any development occurring on this property and that it may be necessary at that time to secure drainage easements on adjoining properties.

Utilities: The Engineering Division has noted that plans for the extension of City water and sewer to the subject property must be submitted and reviewed prior to approval by the Planning Commission. Construction of these improvements must be completed or financial surety posted in the amount necessary to cover the cost of the improvements prior to City Council approval of this plat.

Drainage: Although not a platting requirement, the Engineering Division has noted that future development of this parcel will require extensive erosion control measures due to the nature of the topography and soils in this area.

Zoning: On June 1, 1998 the City Council approved a resolution annexing this property into the corporate limits of the City of Rapid City. All lands annexed by the City shall, upon annexation, be placed in the No Use Zoning District. The No Use District is a temporary designation for the purpose of permitting investigation and study of the land uses in the area. Prior to City Council approval of the Final Plat, the petitioner must submit a rezoning application for the subject property and the rezoning shall be effective prior to recording the plat.

Street Name: The Emergency Services Coordinator has noted that the proper street name for the South Truck Route is actually "Catron Boulevard." The plat must be revised to include this name.